

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- April 13, 1966

Appeal No. 8704 Jack & Harold Pollin, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on April 27, 1966.

EFFECTIVE DATE OF ORDER -- June 21, 1966

ORDERED:

That the appeal for permission to allow a non-profit organization -- Institute for American Democracy, Inc. -- to occupy 1159.75 square feet of office space in Thomas House at 1330 Massachusetts Avenue, NW., lot 856, square 247, be granted.

From the record and the evidence adduced at the public hearing, the Board finds the following facts:

(1) The Institute for American Democracy, Inc., is a non-profit organization within the meaning of the Zoning Regulations, as shown by its Certificate of Incorporation (Exhibit No. 6) and By-Laws (Exhibit No. 7) and its tax exempt status (Exhibit No. 8).

(2) Institute for American Democracy, Inc., proposes to occupy 1159.75 square feet of space on the first floor of the Thomas House.

(3) A 5.5 FAR factor has been applied in computing the areas of the Thomas House and the necessary off-street parking spaces to serve the office space has been provided.

(4) In Appeal No. 7196, the Board granted permission for professional office use of the cellar, first, and second floors at premises 1318 through 1330 Massachusetts Avenue, NW.

(5) The Institute will employ a minimum of four staff members.

(6) No objection to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the granting of permission to the Institute for American Democracy, Inc., to occupy 1159.75 square feet on the first floor of the building at 1330 Massachusetts Avenue, NW., which is located in an SP District, is in compliance with Article 41 of the Zoning Regulations.

The proposed use will be in harmony with existing uses on neighboring and adjoining property and will not create dangerous or otherwise objectionable traffic conditions. The proposed use will not affect adversely nearby or adjoining property.

The Board retains jurisdiction over the use of the subject premises by non-profit organizations.